

Deerfield Village Community Association
ANNUAL MEETING OF THE MEMBERS
TUESDAY APRIL 12, 2022
7:00 PM

The Annual Meeting of the Members of the Deerfield Village Community Association was held at the community center. President Eric Toureilles called the meeting to order at 7:05 PM.

Trustees in attendance were Eric Toureilles (President), Brent Burris (Vice-President) Gerry Hilliard (Secretary), Terry Gray (Treasurer), Hak Dickenson, and John Devine. Absent were John Murphy and Jason Nace.

Eric Toureilles thanked both Jason Nace and Hak Dickenson for their service as retiring board members. In a Statement of Operations Mr. Toureilles stated the Association is financially sound and that reserves are just under \$2.0 million. His complete report is shown as Exhibit "A" of these minutes.

COMMITTEE REPORTS

TREASURER'S REPORT

Terry Gray reported that the budget was challenging for the 2021 year. His further comments are attached as Exhibit "B".

MANAGER'S REPORT

Our Office Manager reported that scheduling and monitoring for the community has improved. Fence questioned were being answered as information was available. Goal for 2022 is to optimize office processing.

LANDSCAPE COMMITTEE

The Vanbury Playground replacement was completed. Tree removal was extensive and will for 2022 be returning to maintenance schedule. Policy for Greenbelt planting is near completion. Exercise equipment is being assess and replacement or repair will be determined.

SWIMMING POOL

A major accomplishment was being able to keep the pool open as many surrounding subdivisions had to close their pools this past summer do to lack of lifeguards. Improvement have been made to the pavilion and restrooms. Repair of the pool's diving board is underway. Goal for this year is for a new roof for the pool house pavilion.

FINANCIAL SERVICES

There is much better financial reporting and clarity. There are two new members of the committee, and both happen to be CPAs. We handled the special assessment billing by ourselves which saved a \$1000 in expense. Goal is for further clarity for financial reporting.

COMMUNITY SERVICES

Focus has been on community facilities this past year. Repairs have been done on the annex and the office. The lights in the Patio Home area have been replaced with LED lights. Concrete repairs have been done on the Patio Home roads. Goal for this year is to transition to LED lights throughout the subdivision and Greenbelt.

SECURITY

No report. However, the SEAL has been doing a good job during this difficult time.

DEEDS

There are three new members of the committee which the committee has reached its maximum allowable membership. Deeds is working with the Landscape committee to coordinate. The third revision of the new proposed guidelines is under review and a final draft will hopefully be submitted to the board at the April 25th meeting.

RECREATION COMMITTEE

We are back to a full schedule of events for 2022. It been almost two years without a full schedule due to Covid. There are thirty-two events scheduled. A community Festival to be known as The Big Event is scheduled for September 17th (See Exhibit C). The Men's Group has been quite active and have laid mulch, repaired the benches in the tennis are, fixed the stairway in the annex. Goals for this year are to stencil parking area and signs, work on the exercise equipment and prepare a new community directory.

TENNIS

The courts are in good condition. Courts were resurfaced and new windscreens installed this past year. No new major costs are expected for this year. Courts should be in good condition for the next two to three years.

FENCE

No report. However, near \$1,000,000 has been spent on the TREX material. The final loads are price protected. Fence completion is expected by May 15th.

ELECTION


The results of the March 26th election for electing new trustees for the Community Association were given. Forty-four ballots were cast of which there were two right-ins. The following people were elected for the three positions that were open: (See Exhibit "D")

- Terry Gray
- Bill Wilkerson
- Doug Landry

The meeting of members was adjourned at 7:52pm.



Submitted by William G. Hilliard
DVCA Secretary



Accepted by: Eric Toureilles
DVCA President

President's report

1. First, I want to thank all the volunteers that give their time and effort to make DV better place. We would not have such a great community without you!!
2. Second, I want to personally thank Jason Nace and Hak Dickenson for their time on the Board. They will both be missed.
3. The overall operations of the Association are doing well, and we have just under 1.9 million in cash/reserves, but we now have inherited a debit of \$800K for the fence loan/project. This is not something we are used to, and with inflation, we need to be budget conscious.

Our Treasurer Terry Gray will cover the details in a minute.

4. General update:

- Just about a year ago we delt with the big freeze, so we are thankful we did not re-live that this year, as this caused much damage and heartache for residents and the Association.
- I feel the perimeter fence project is doing well, we currently have 3 of the 4 sides done. We are not facing with more price increases from Trex, as we have purchased all the materials now. We have a punch list we are keeping track of minor issues that will need to be addressed. A discussion has started on a phase II for the Patio Homes.
- We continue to support our community groups like the Men's group, our Scout Troop 120, the Bazar and the Deerfield Dolphins. **New Pack 120**, feeding into Troup 120.
- We believe the use of SEAL Security in our neighborhood has mitigated much crime in our community and supported by the Crime Reports website. However, crime has gone up in the area, and we must remain vigilant by calling in any suspicious activity and staying on the lookout.
- I don't think that I am alone in saying the West Harris County Regional Water Authority (WHCRWA) has overstayed their welcome over the past year installing an underground 84" water line on the existing pipeline easement. I'm glad to say we are close to the end of this project, with baseball field lights and broken pole being replaced this week.
- We are aware of the recent performance of the Trash and Recycling vendor, and I can assure you the MUD # 136 is just as unhappy with the service. Steps have been taken to resolve the issues or take appropriate action. Other are experiencing the same issue, different companies around us. Staffing and rising costs are amongst the reasons.

5. Strategically:

- We will continue to focus on updating our policies, guidelines, and processes that improve our community.
- Make website enhancements to provide a simpler way to navigate to information you are looking for and resuming the email blast.
- Planning another big event to recruiting volunteers, for our committees. This is being spearheaded by the Recreation Committee and will include all committees, SEAL and other groups like Scouts.

Deerfield Village Community Association

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Tuesday, April 12, 2022

7:00 PM

Treasurer's report:

1. Budget – 2021 was a challenging year with COVID continuing to increase some community expenditures and decreasing others. On balance, DVCA's 2021 operating surplus (income minus expenses) was about \$55,000 and our net surplus after reserve funding was \$361. This balance is a tribute to the hard work and diligence of all DVCA committees and Board members. This year, we are slightly above budget through March, but some of this is due to timing. Overall, DVCA has historically been, and continues to be, financially sound.
2. The assessment collection rate for 2021 was 98.7%, the highest rate in at least 5 years in spite of lingering concerns about COVID impact. The rate for 2022 collections through March is comparable to the historical rate. We have had more payment plans requested and accepted, and performance is being monitored.
3. In 2021, we navigated a tortuous path toward approval and implementation of the perimeter fence project supported by over 90% of the residents who chose to vote in 2 separate referendums. A special assessment of \$85/home was authorized and an \$800,000 loan was completed to help finance project implementation. The annual assessment was increased \$85/home to cover loan interest/repayment and projected maintenance/insurance costs and this will continue for 14 years. Banks that have reviewed our financials and balance sheets were uniformly impressed by DVCA's financial performance.
4. We will continue to monitor the Covid-19 pandemic situation during 2022, restoring social activities within state and county guidelines and staying cautious with expenses, but we are not deferring necessary operating, maintenance or capital expenditures.

Terry Gray
DVCA Treasurer

THE BIG EVENT

DV has held 3 “Big Events”, usually at 3-year intervals. Is it time for another one?? The justification has always been the recruitment of new members to the DV Committees, but this year it could also include celebration of the new perimeter fence, the new water line, the new fire station, relief from COVID, etc.

DATE Sat. Sept. 17 from 4-7 pm ahead of the Music on the Green from 6-9 pm.

FOOD (at reduced cost) burgers, dogs, pizza, BBQ and pulled pork sandwiches and sodas/water. Each committee table would have a food item.

Other community groups—MUD 136 (recycling and conservation), Harris County, Special Pals, SEAL, Constables, Fire Station, Mesa Outreach food pantry, etc.

In the past we have hired magicians, balloon artists, face painters, etc. If we do that, the cost would be over \$1,000. If not, the cost would be minimal but not in my budget, and I would request that the RC budget be increased to cover it. I have a disclaimer on my budget outlining all the things that people might think up that are not covered, and this is one of them.

DVCA ANNUAL MEETING OF THE MEMBERS

April 12, 2022

2022 DVCA TRUSTEE ELECTION SUMMARY

The following is a brief summary of the 2022 DVCA elections for the Board of Trustees. The election was conducted in accordance with historical schedule and voting in accordance with state and local government guidance. The election was completed on March 26, 2022 and ballots were counted on March 27, 2022 with all 5 members of the Election Committee participating.

1. Total number of envelopes in the sealed ballot box 44
2. Total number of normal envelopes..... 44
3. Total number of provisional envelopes 0
4. Total number of normal envelopes rejected for not following the voting process, not written across the seal, etc 0
5. Total number of provisional envelopes rejected (no valid proof of Deerfield ownership, etc) 0
6. Number of valid ballots 44
7. Number of ballots cast for each candidate, including write-ins

Terry Gray	43 (elected)
Bill Wilkinson	37 (elected)
Doug Landry	32 (elected)
Write In Votes	2
Total Votes cast	114

Reconciliation of total votes cast with total ballots

Total votes cast	114
Undervotes	18
Total	132
Reconciliation (44 x 3)	132

Submitted by The Election Committee (John Murphy, Chairman, Kristine Spiller, Vice-Chairman, Jason Nace, Catherine Guiberteau, Deborah Plattsmier)